

1. The Motion is **GRANTED**.

2. The Court finds that the Receiver's efforts in marketing the property located at 3103 Bayshore Garden Parkway, Bradenton, Florida, 34207 (the "3103 Property") meet the requirements, and comply with the spirit, of 28 U.S.C. 2001(b), and that the sale of the 3103 Property is in the best interest of the Receivership Estate.

3. The Court therefore approves the private sale of the 3103 Property upon the terms and conditions set forth in the contract executed by the Second Offeror (attached as Exhibit C to the Motion) for \$135,000.00, without requiring any further notice or process.

4. In the event that the sale to the Second Offeror cannot be completed for any reason, the Receiver is hereby authorized to sell the 3103 Property pursuant to the terms and conditions set forth in the contract executed by the First Offeror (attached as Exhibit A to the Motion) for \$115,000.00, without requiring any further notice or process.

5. The Court further authorizes, upon the closing of the sale of the 3103 Property, the payment of the commission owed to the Receiver's broker, Atchley International Realty, Inc. ("Atchley"), and the buyer's broker, pursuant to the commission structure provided in the listing agreement entered into by and between Atchley and the Receiver. Accordingly, as payment in full for the services

performed in connection with the sale of the 3103 Property, Atchley is entitled to a commission payment of 2% of the purchase price, and the buyer's broker is entitled to a commission payment of 3% of the purchase price.

DONE AND ORDERED in the Northern District of Georgia, this \_\_\_\_ day of \_\_\_\_\_, 2013.

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UNITED STATES DISTRICT COURT JUDGE